



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

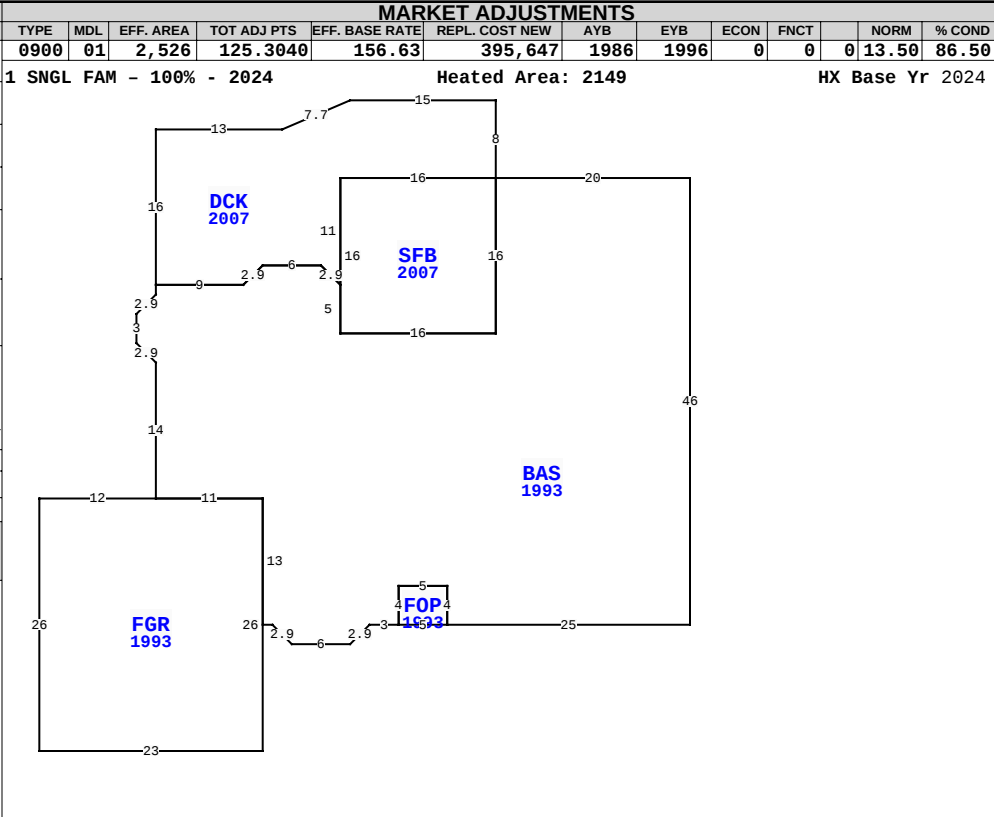
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,944	100	1,944	263,383
DCK	424	10	42	5,690
FGR	598	55	329	44,574
FOP	20	30	6	813
SFB	256	80	205	27,774

TOTALS	3,242		2,526	342,235
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0 100	57	16	941.00	SF	4.00	4.00
2	0812	CONCRETE C	0 100	39	3	117.00	SF	4.00	4.00
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00



BLD DATE	02/05/2008	DJ	LGL DATE	
XF DATE			LAND DATE	03/13/2024
INC DATE			AG DATE	MLU

TOTAL OB/XF									
4,195									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					342,235				
TOTAL MARKET OB/XF VALUE					4,195				
TOTAL LAND VALUE - MARKET					250,000				
TOTAL MARKET VALUE					596,430				
SOH/AGL Deduction					46,419				
ASSESSED VALUE					550,011				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					500,011				
TOTAL JUST VALUE					596,430				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					511,376				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1217766	H/AC	0	11/01/2012
BP3451	N/A	36,165	06/30/1986

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2638/1495	5/12/2023	WD	Q	I	01	800,000	
GRANTOR: SIRGANT CLAUDINE							
GRANTEE: HUGHES KEVIN M & CH							
2296/1698	8/06/2019	WD	Q	I	01	460,000	
GRANTOR: STOCK STEVEN E & ANAS							
GRANTEE: SIRGANT CLAUDINE							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W20 DCK=[YR=2007] N8 W15 D3 L7 W13 S16 E9 U2 R2 E6 D2 R2 N11 E16\$ SFB=[YR=2007] W16 S16 E16 N16\$S16W16 N5 U2 L2 W6 D2 L2 W9 S1 D2 L2 S3 D2 R2 S14 FGR=[YR=1993] W12 S26 E23N26 W11 \$ E11 S13 E1 D2 R2 E6 U2 R2 E3 FOP=[YR=1993] E5 N4 W5 S4\$ N4 E5 S4 E25 N46\$.									